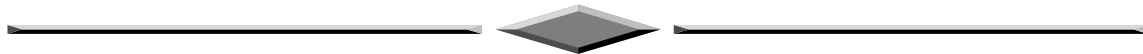


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Ethan Edwards, Associate Planner
DATE: February 17, 2010

SUBJECT: **CONDITIONAL USE PERMIT NO. 2009-035 (AT&T MONOPOLE TOWER EXTENSION)**

LOCATION: 18211 Enterprise Lane, 92648 (southwest corner of Enterprise Lane and Prodan Drive)



Applicant: Richard Ambrosini , Reliant Land Services, 1594 N. Batavia Street, Orange, CA 92867

Property Owner: Fidencio and Vivian Alvarez, 18262 Pammy Lane, Huntington Beach, CA 92648

Business Owner: AT&T Mobility, 6131 Orangethorpe Rd, 5th Floor, Buena Park, CA 90626

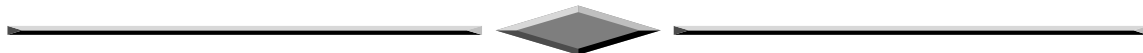
Request: To permit a 10 ft. height extension to an existing wireless monopole tower disguised as a pine tree measuring 60 ft. high and the co-location of nine (9) additional antennas and installation of associated equipment within an existing fenced enclosure.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: IG (Industrial General)

General Plan: I-F2-d (Industrial - 0.5 Maximum Floor Area Ratio – Design Overlay)

Existing Use: 50 ft. Wireless “Monopine” Facility



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves negligible expansion of an existing use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2009-035:

1. Conditional Use Permit No. 2009-035 for the establishment, maintenance and operation of a 10 ft. high extension to an existing wireless communications facility disguised as a pine tree “monopine” measuring 60 ft. high and the collocation of nine (9) panel antennas including associated equipment within an existing fenced enclosure will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed modification to the existing facility will be located within an existing industrial park and will not generate additional noise, traffic, or demand for parking above that which already exists on the subject site. The existing structure is approximately 380 ft. from the nearest residential neighborhood to the east. The structure at the proposed height does not create any visual impairment for vehicular traffic because of its proximity from the closest public right-of-way and screening by surrounding industrial buildings. The height extension to the existing wireless monopine will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity.
2. The conditional use permit will be compatible with surrounding uses because the wireless communication facility is surrounded by industrial uses and buildings. The height extension utilizes stealth techniques by incorporating a “pine tree” design matching the existing facility. The ground mounted associated equipment will be screened from public view within an existing 8 ft. high block wall enclosure.
3. The proposed conditional use permit will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) including the provisions of HBZSO Section 230.96 which regulates wireless communication facilities. Wireless communication facilities are permitted at a height of 60 ft. within the IG (Industrial General) zoning district with approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial on the subject property. In addition, it is consistent with the following goal, objective, and policy of the General Plan:

A. Land Use Element

Goal - LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

B. Utilities Element

Objective - U 5.1: Ensure that adequate natural gas, telecommunication and electrical systems are provided.

Policy - U 5.1.1: Continue to work with service providers to maintain current levels of service and facilitate improved levels of service.

The proposed facility will enhance wireless communications in the community by improving signal transmission and reception in the project vicinity. In addition, the proposed height extension to the existing facility is designed to simulate the appearance of a pine tree. The location of associated equipment will be screened entirely from public view by a blockwall and surrounding industrial buildings. The visual impacts of the facility will be reduced by utilizing stealth techniques to blend into the surrounding environment.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2009-035:

1. The site plan, floor plans, and elevations received and dated December 7, 2009 shall be the conceptually approved with the modification that the existing wireless communication pole extension shall be designed as a pine tree "monopine", matching the exiting colors, materials, and leaf dispersion as deemed necessary by the Planning and Building Department.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.